

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: May 5, 2016

Meeting No.: 225

Project: New Shiloh P.U.D.

Phase: Schematic

Location: Windsor Avenue and North Payson Street

PRESENTATION:

Mr. Lee Driskill, representing Hord, Coplan, Macht Architects; presented the schematic design for the New Shiloh Village Family Apartments, a 73-unit multi-family apartment building. The proposed four-story “L” shaped building is to be located at the corner of Windsor Avenue and North Payson Street, and will be physically attached to the existing New Shiloh Senior Housing project to create a continuous building edge along the North Payson Street block. Entrance to the proposed building is to be located along Windsor Avenue with amenity spaces clustered around the entrance on the ground level. Parking requirements are satisfied on site thru a combination of surface lot and spaces under the building.

To reduce the mass and length of the street facades, the Design Team has proposed a series of regulated setbacks and projections are employed in combination with changing materials, balcony and window patterns. Exterior materials proposed include masonry, and cementitious panels and are intended to be sensitive to the existing neighborhood context.

PANEL COMMENTS:

The Panel was pleased with the presentation and the thoughtful design approach, particularly the attention invested in providing three dimensional relief along the major street facades. The Panel felt the use of materials, texture and color expressed in the proposed facades was complimentary to the existing New Shiloh Senior Housing project and sensitive to the neighborhood context.

The Panel offered the following comments for careful consideration:

ARCHITECTURE:

1. Restudy in plan the arrangement of unit types in order to achieve a more rigorous and orderly cadence of balcony projections/groupings.
2. Restudy the canopy and treatment of the ground level façade at the entry and amenity area to establish a more “significant” and “expressive” public entry

statement. Current expression of entry and amenity functions appear to be restricted and timid. The Panel felt the highly visible corner of Windsor and Payson demanded a more expressive statement of “entry and community”.

3. Consider ways to improve the connection along North Payson between the proposed New Shiloh building and the existing one. Suggestions offered by The Panel included setting back a portion of the new building façade to create a clear “visual break” or reducing the number of proposed materials at the connection point to visually ease the transition from existing to new building.
4. The Panel was very concerned about the quality of the three ground level units facing north to the surface parking and the retaining wall. Consider relocating these units, if possible.

SITE/LANDSCAPE:

1. Consider providing a continuous cadence of trees along the eastern property line from Elgin Avenue down to Windsor Avenue.
2. Consider relocating the three north facing ground level units by extending to the east the building wing along Windsor Avenue. Relocate the surface parking spaces, currently along the eastern property line; under the building where the three units in question were located.
3. Consider expanding the exterior amenity space by decking over the parking at the inside north east corner of the building.

PANEL ACTION:

Recommend approval with comments.

Attending:

Lee Driskill, Keval Thakkar – Hord Coplan Macht
Michael Bainum, Jean Vieth – Enterprise Homes
Michael Aselsaed – New Shiloh
George Kleb – Bon Secours Baltimore Health System
Fred Thompson – Gower Thompson, Inc.
Lynett Pinhey – Human & Rohde

Bowden, Burns*, Haresign, Illeva, Rubin - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Wolde Ararsa, Ivor Quashie–
Planning Dept